



**Flat 26, Churchtown Gardens
Southport, PR9 9SW, £160,000
'Subject to Contract'**

Nestled in the heart of vibrant Churchtown Village, this rarely available, beautifully presented first-floor retirement apartment is exclusively for those 55 and over. Offering stunning views of Churchtown from the light-filled lounge with a charming bay window, the property features a spacious entrance hall with ample storage. The lounge/diner flows seamlessly into a separate kitchen, while the generous double bedroom boasts extensive fitted wardrobes and drawers. A modern four-piece shower room completes the layout. With Upvc double glazing, modern electric heating, emergency pull cords, and an on-site manager, residents enjoy both comfort and peace of mind. Communal amenities include a lounge, guest suite, fitness area with sauna, and beautifully maintained gardens with parking. Conveniently close to shops, surgeries, and bus services, with easy access to Lord Street and Southport town centre.

12A Anchor Street, Southport, Merseyside PR9 0UT
01704 512121 F 01704 512122
sales@christinsley.co.uk www.christinsley.co.uk

Southport's Estate Agent

Chris Tinsley Estate Agents is a trading name of ECT Consultancy Services Limited, Company number 05388167, registered in England and Wales

First Floor

Private Entrance Hall

Built-in cupboard, emergency pull cord, wall grips, loft access, wall-mounted night storage heater, glazed internal doors to main accommodation.

Lounge/Diner - 7.52m x 3.84m (24'8" into bay x 12'7")

Upvc double-glazed bay window overlooking Churchtown, modern electric fire with Marble surround, night storage heater, emergency pull cord, wall light points, open plan to dining area with wall grips.

Kitchen - 2.54m x 2.39m (8'4" x 7'10")

Upvc double-glazed window, modern base units, under-unit lighting, 1 1/2-bowl sink, electric oven, microwave, ceramic hob, plumbing for washer, integral dishwasher, extractor, part-tiled walls.

Bedroom - 3.73m x 3.28m (12'3" x 10'9")

Upvc double-glazed window, extensive fitted wardrobes with storage, night storage heater, emergency pull cord.

Bathroom/WC - 3.38m x 1.91m (11'1" x 6'3")

Opaque Upvc window, modern four-piece suite: vanity basin with WC, panel bath with shower screen, mixer tap, wall grips, step-in shower enclosure, heated towel rail, emergency pull cord.

Outside

Communal gardens, communal car parking.

Facilities

There is a part time House Manager working 16 hours a week, Tuesdays - Friday 9am - 1pm and she supervises the day to day running of the development. Facilities include a fitness suite, resident lounge, communal store and guest suite. Emergency pull cords in the flat are linked to Appello Care Line BABC and the House manager when she is available.

Maintenance

The property is managed by First Port and the current service charge, per annum, for the year April 25 to March 26 is £3717.72 Approx., payable half-yearly. (subject to formal verification). Ground Rent is £116.38 payable half yearly.

Note

Please note we understand there to be an age restriction in place and residents are to be over 55 years old.

Tenure

The tenure of the property is leasehold for the remainder of a term of 125 years from 1 April 2001.

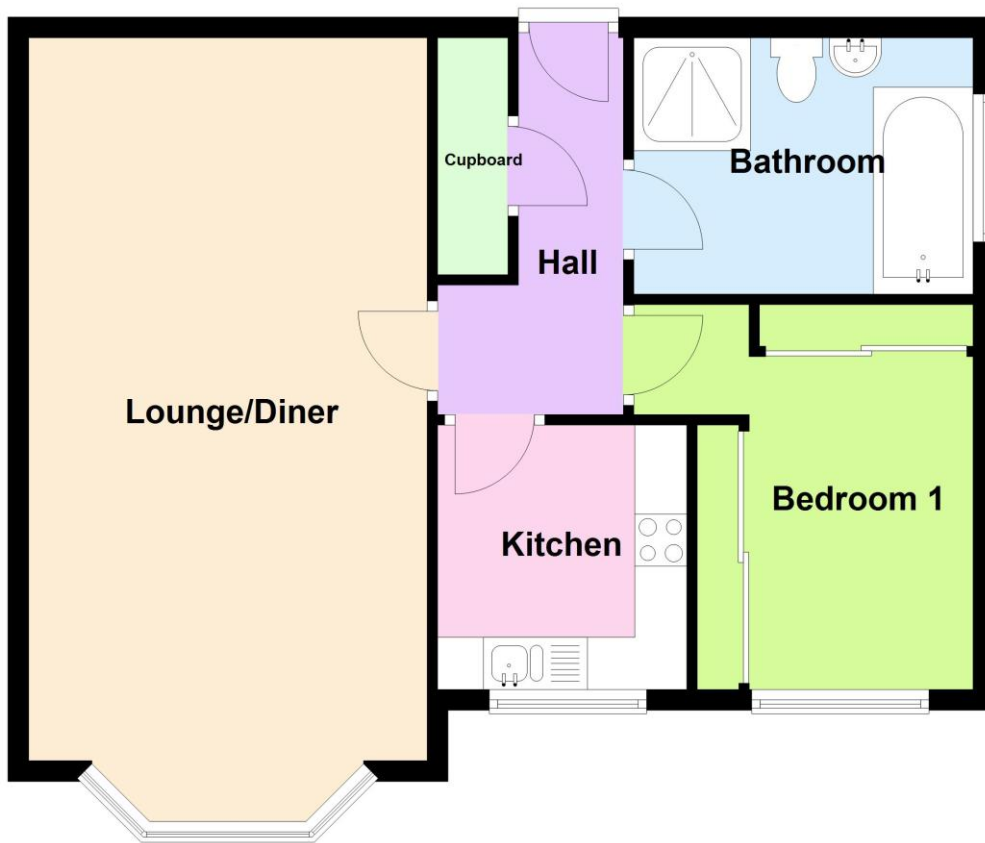
Council Tax

Sefton Council Band C.



First Floor

Approx. 59.8 sq. metres (644.1 sq. feet)



Total area: approx. 59.8 sq. metres (644.1 sq. feet)



Chris Tinsley Estate Agents confirm that they have not tested any appliances or services at the property and cannot confirm their working condition or status. Prospective purchasers are advised to carry out their own investigations. The agents also give notice that these details do not constitute an offer or a contract and that no person employed by the agents has any authority to make or give any warranty or representation in relation to this property. All information supplied is believed to be correct but prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of the statements contained in these particulars. Floor plans are for illustration purpose only and are not to scale.